

Glossary Of Zoning Terms

Accessory Building or Structure -A separate, secondary building or structure on the same lot as a principal building or use.

Boat Slip - A space designed for the mooring of a single watercraft.

Boathouse - An enclosed or partially enclosed structure designed for the use and storage of private watercraft.

Building Coverage - The ratio of the horizontal area, measured from the exterior surface of the exterior walls of the ground floor, of all buildings on a lot to the total lot area.

Building Envelope – The extent to which a structure can be built not to exceed the following requirements:

1. 1. Setbacks
2. 2. Lot coverage
3. 3. FAR
4. 4. Height

Building Footprint - The area encompassed by a building's outer wall at ground level.

Building Height - The vertical distance from finished grade to the top of the highest roof beams.

Commercial Vehicle - Any vehicle designed, intended or used or transportation of people, goods or things, other than private passenger vehicles and recreational vehicles.

Commercial vehicles include, but are not limited to the following:

1. 1. Semi trailer – All two or more wheeled vehicles designed to be coupled to and drawn by a motor vehicle.
2. 2. Truck – A motor vehicle designed with or modified for the purpose of carrying items, things or performing commercial activities.
3. 3. Truck/Tractor – A motor vehicle having four or more wheels and equipped with a fifth wheel for the purpose of drawing a semi trailer.
4. 4. Bus – Any vehicle designed or modified for transportation of 10 or more people.
5. 5. Business Vehicle – Any vehicle upon which a business name is displayed.

Glossary Of Zoning Terms

Deck - An unroofed platform, either freestanding or attached to a building that is supported by pillars or posts; a pier or landing for a boat.

Density - The number of families, individuals, dwelling units, households, or housing structures per unit of land. The maximum density is established in the city's land use plan (LUP).

Dwelling - A structure or portion thereof that is used exclusively for human habitation.

Floor Area Ratio (FAR) - The gross floor area of all buildings or structures on a plot divided by the total plot area.

Front Yard - A yard extending across the full width of the plot between the front plot line and the nearest line of the main use or main building on the plot.

Gross Acre - The unit of land area that comprises an acre (43,560 Sq.Ft.) including that portion of land area within public ownership. Public land area shall include public rights-of-way and public waterways. Gross acre is used to determine the maximum density permitted on a parcel.

Gross Floor Area (GFA) - The sum of the floor areas of all floors of a building or structure from the exterior face of exterior walls, or from the centerline of a wall separating two buildings. Covered parking/loading areas or parking garages shall be included in calculating GFA for residential uses and nonresidential uses east of the Intracoastal Waterway.

Lot - A designated parcel, tract, or area of land established by plat, subdivision, or as otherwise permitted by law, to be separately owned, used, developed or built upon.

Lot Coverage - The area of a lot remaining after the minimum yard and open space requirements of the zoning ordinance have been met.

Lot Depth - The distance from the mean direction of the side lines of the lot from the midpoint of the street lot line to the midpoint of the opposite main rear line of the lot.

Glossary Of Zoning Terms

Lot Width - The horizontal distance between the side line of a lot measured at the front building setback line or at the front property line where no front setback is required.

Mean High Water Line - Defined as elevation +1.25 feet mean sea level (U.S. Coast and Datum) on file at City Engineer.

Mechanical and Plumbing Equipment – Such as air conditioner compressors lawn irrigation pumps, and swimming pool accessories.

Plot - May consist of one or more, or portions of a platted lot and/or unplatted land.

Rear Yard - A yard extending across the full width of the plot between the rear plot line and nearest line of the main building.

Recreational Vehicles - A vehicular-type portable structure without permanent foundation that can be towed, hauled, or driven and is primarily designed as a temporary living accommodation for recreational and camping purposes.

Recreational vehicles include, but are not limited to the following:

1. 1. Camping Trailer – A portable unit mounted on wheels and constructed with collapsible partial side walls, which fold for towing by another vehicle, and unfolded at the site to provide temporary living quarters for recreational, camping or travel use.
2. 2. Truck Camper – A truck equipped with a portable unit, designed to be loaded onto, or affixed to, the bed or chassis of the truck and constructed to provide temporary living quarters for recreational, camping or travel use.
3. 3. Motor Home – A vehicular unit, which does not exceed the length and width limitations provided in section 316.515, F.S. is built on a self-propelled motor vehicle chassis, and is primarily designed to provide temporary living quarters for recreational, camping or travel use.
4. 4. Park Trailer – A transportable unit in a travel trailer park, which has a body width not exceeding twelve (12) feet and is built on a single chassis and is designed to provide seasonal or temporary living quarters when connected to utilities necessary for operation of installed fixtures and appliances. The total unit area in a setup mode does not exceed five hundred (500) square feet.
5. 5. Off Road Vehicle – A motorized vehicle designed and intended solely for recreational activities and not as a means of transportation on public streets.
6. 6. Travel Trailer, including fifth-wheel trailer – Size or weight does not

require special highway movement permits when drawn by a motorized vehicle. It has a body width of no more than eight and one-half (8.5) feet and an overall body length of no more than forty

(40) feet when factory-equipped for the road.

Rehabilitation Center - A public or private facility, which provides specialized services or treatment designed to restore an individual to a condition of health or useful and constructive activity.

Setback - The minimum horizontal distance between a structure and a property line of a lot or plot.

Side Yard - A yard extending from the front yard to the rear yard between the side plot line and the nearest line of any building or use on the plot. The width of a side yard shall be the shortest distance between the side plot line and the nearest use or building on the plot.

Sight triangle - A triangular shaped portion of land established for unobstructed visibility of motorists entering or leaving a street or driveway intersection in which nothing, whether stationary or moveable (i.e., vehicles, vehicular maneuvering area, signs, landscaping or objects of any kind) is permitted to be located between a height of two and one-half (2 1/2) and eight (8) feet above the elevation of the adjoining edge of pavement. An exception to the prohibition is a tree with clear trunk between two and one-half (2 1/2) and eight (8) feet. Sight triangles shall be provided at the following locations:

1. 1. The intersection of an alley or street and a driveway, or
2. 2. The intersection of an alley and a street, or
3. 3. The intersection of a street and a street.

Single Family - A building containing one dwelling unit and that is not attached to any other dwelling by any means and is surrounded by open space or yards.

Structure - Anything constructed or erected, which requires location on the ground.

Use - The purpose of which land or a structure is designed, arranged or intended to be occupied or utilized, or for which it is occupied or maintained.

Waterway - A stream, canal or body of water, dedicated to public use, publicly owned, or used and available for public travel by boats, not including privately owned bodies of water or drainage ditches.

Glossary Of Zoning Terms

Wireless Communication Facility - An antenna, stealth facility or wireless communication tower.

Yard - A space on the same plot with a structure or use, open and unobstructed from the ground to the sky except by encroachments specifically permitted in the zoning ordinance. Yard measurements shall be the minimum horizontal distances. Yards shall extend and be measured inward from the respective plot lines.

Yard Required - The minimum yard required by the zoning resolution. Any yard space supplied in excess of the minimum amount specified shall not be deemed to be a required yard.

Zoning - The delineation of districts and the establishment of regulations governing the use, placement, spacing, and size of land and buildings.

Zoning Envelope - The three-dimensional space within which a structure is permitted to be built on a lot; it is defined by maximum height regulations, minimum yard setbacks, and sky exposure plane regulations when applicable.

Zoning Map - The map or maps that are a part of the zoning ordinance and delineate the boundaries of zone districts.

DCS_{INC.}